

# CROWN COLONY HOMEOWNERS' ASSOCIATION

## BOARD OF DIRECTORS' MEETING

July 21, 2010

### To be approved at the next regularly scheduled meeting

The meeting was called to order by President, Rick Crump at 7:10pm in the Clubhouse.

### Present:

Mr. Rick Crump, President; Ms. Kathy Carry Vice President; Mr. John Macdonald, Treasurer; Ms. Rosemary Henry, Secretary; Ms. Jaye Bunn, Member

### Also Present:

Ms. Rita Nicolas and Ms. Monaca Smith of Common Interest Management Services.

### Open Forum:

Ms. Bunn and Ms. Henry inquired regarding various issues related to the complex and these issues were discussed and satisfactory responses were received.

### Executive Session:

The Board reviewed and discussed the Grievance Committee's recommendations from its July 7, 2010 meeting and made its decisions accordingly.

### Reading, Correcting and Approving Minutes:

The minutes of June 16, 2010 were approved as written.

### Giving and Acceptance of Reports:

**Managing Agent's Report:** The Board acknowledged receipt of the report, which they previously received.

**Financial Statement Ending June 30, 2010:** The Board acknowledged receipt of the financial statement ending June 30, 2010 as prepared by Bautista & Co. which reflects a monthly surplus of \$10,315, an ending cash balance of \$1,811,115 and total investments of \$1,615,443 which is designated to reserves.

The Board acknowledged receipt and its review of the bank reconciliations and the delinquency reports as prepared by Bautista & Co. and Sunrise Assessment Services (Delinquency Report only).

### Unfinished Business:

**Adoption of Revision to Architectural Do's and Don'ts - Bikes Parked in Assigned Parking Spaces:** Mr. Crump said that the Board needs to adopt the revision to the Architectural Do's and Don'ts to allow bikes to be stored in the assigned spaces. He said the rule will be as follows: "Residents may park no more than 2 adult bicycles under the storage locker of their Unit's deeded parking space. No Children's bicycles will be allowed. Residents do so at their own risk". This rule would go into effect immediately upon adoption.

Ms. Henry made a motion that was seconded by Mr. Macdonald and unanimously carried to adopt the revision to the Architectural Do's and Don'ts as presented.

## **New Business:**

**Legal Services Plan Proposal Renewal - Berding & Weil - Line #5025:** Mr. Crump said Berding & Weil submitted their renewal proposal for the Legal Services Plan for a cost of \$3,000, which represents a \$250 decrease from last year's cost.

Ms. Carry made a motion that was seconded by Ms. Bunn and unanimously carried to approve the proposal from Berding & Weil for a cost of \$3,000 to be funded from line #5025.

**Consideration to Approve Energysmart Expenditure:** Mr. Crump said the Board needs to consider approving a \$2,000 expenditure from Energysmart which would include approximately 20 hours to provide supporting documentation that will be forwarded to Berding & Weil to help with the recovery of any gas refunds due for overcharges made by PG&E. He said should the Association decide to use Energysmart for the solar project, Energysmart would deduct the \$2,000 from the contract total.

Ms. Carry made a motion that was seconded by Ms. Henry and unanimously carried to approve the expenditure from Energysmart for a total cost of \$2,000.

**Authorization to Proceed with Recording Notice of Delinquent Assessments:** Mr. Macdonald made a motion that was seconded by Ms. Bunn and unanimously carried to authorize Sunrise Assessment Services to record a Notice of Delinquent Assessments for TS#s 16286, 16287.

## **Announcement of Decisions Made in Executive Session at the June 16, 2010 meeting**

**Consideration of a Waiver of the Pet Size Rule - 373 Half Moon Lane:** Mr. Macdonald made a motion that was seconded by Ms. Bunn and unanimously carried to approve the waiver of the pet size rule for Ares Vom Rheinlander to remain in the unit at 373 Half Moon Lane due to special Circumstances and for the following stipulations: The dog must wear a properly fitted muzzle at all times when in the common areas; the dog must be picked up after immediately; therefore, a bag must be carried at all times when walking the dog; the dog must not be walked on a leash longer than 4 feet and if the dog cannot be controlled by the owner, the dog will be required to be handled only by someone who can control the dog while in the common areas; this waiver may be rescinded if any complaints are received concerning the dog; no retractable leashes are allowed; this waiver only extends to this dog and if this dog leaves, the waiver does not extend to another dog; a statement prepared by Berding & Weil for the owner to sign will be prepared releasing the Association and the owners of any liability for the dog's actions while in the common area.

**Balcony Violation - 376 Imperial Way:** Ms. Bunn made a motion that was seconded by Mr. Macdonald and unanimously carried to assess this unit \$50 for the balcony violation since it is an infraction of the Architectural Do's and Don'ts.

**Patio Violation - 365 Half Moon Lane:** Ms. Bunn made a motion that was seconded by Mr. Macdonald and unanimously carried to approve the Grievance Committee's recommendation to assess this unit \$50 for the patio violation space since it is an infraction of the Architectural Do's and Don'ts.

**Balcony Violation - 361 Half Moon Lane:** Mr. Macdonald made a motion that was seconded by Ms. Bunn and unanimously carried to not assess this unit since the violation was corrected.

**Parking Space Violation - 373 Half Moon Lane:** Mr. Macdonald made a motion that was seconded by Ms. Bunn and unanimously carried to not assess this unit since the violation was corrected.

**Patio Violation - 397 Half Moon Lane:** Ms. Bunn made a motion that was seconded by Mr. Macdonald and unanimously carried to assess this unit \$100 for the repeated balcony violation.

## **Time, Date and Place of Next Regularly Scheduled Meeting:**

Mr. Crump announced the next Regularly Scheduled Meeting will be held on Wednesday, August 18, 2010 at 6:45pm for Open Forum and 7:00pm for the Regular Meeting.

**Adjournment:**

There being no further business to come before the Board, the Regular Meeting adjourned at 7:20pm.

\_\_\_\_\_  
Rick Crump, President

\_\_\_\_\_  
Date